



GRAHAM  
JOHN  
MAKE LIFE SPECIAL

Visually impressive  
with accommodation to match

T: +44 (0)1303 474101  
M: +44 (0)7875 001499  
E: [mattride@grahamjohn.com](mailto:mattride@grahamjohn.com)

[www.grahamjohn.com](http://www.grahamjohn.com)



# Brilliantly extended

This home offers so much in so many ways

## The Details

*Living/Dining room*

*Kitchen*

*Utility room*

*5 bedrooms*

*Ground floor wetroom*

*First floor bathroom*

*Lovely gardens*

*Garage*

*Parking*

*Double glazing*

*Gas central heating*

From the moment you arrive outside you get a sense that this is somewhere special and, for us, it really is.

This is one of those homes that has a fabulous presence, there's a feel that emanates from it and it warms you with its presence. It has a stylish look, a high-pitched roof that hints at a Scandinavian feel. It's surprising then to discover that this is a home that started life as a bungalow!

A testament to the owner and the builder who worked on it is the fact this is one of the stand out homes in what has always been one of the best roads in the area.

It has been a perfect family home through the years, it grew as space was needed, becoming the impressive residence you now see. It has seen a family grow here and from being home to the kids it has become somewhere for the grandchildren to visit. The accommodation can work beautifully to suit any number of needs. For a larger family, there are five bedrooms in all, three upstairs, with a family bathroom. Downstairs there are two double bedrooms and a wet room with bath and walk in shower.

It is a home that is eminently flexible, great for the family, it also works wonderfully for those with a business to run from home and anyone with a grown-up family prone to returning.

The living and dining room stretches out towards the rear garden and french doors draw the beautifully planted space into your lap. A spacious kitchen provides space to sit and chat with lots of storage and workspace.

The garden is a delight. Full of gorgeously scented roses, established shrubs and beautiful colour. Tucked away at the rear are the greenhouses and space for compost bins. There's plenty of space for cars and the garage takes a car and provides workshop space too. Living in a location like this, visitors are likely to be regular features.



*A great place for dining with friends and family*



*View to New Romney from nearby*



When most people think of Greatstone they think of sandy beaches and summer holidays. The 'bay' provides a beautiful stretch of beach upon which to watch the sun rise. Grassy dunes and shallow waters are fabulous for kids and adults alike to enjoy. Lesser known is the lovely countryside that stretches inland that can be enjoyed along designated walks. Romney Marsh is an incredible environment, brimming with delightful flora and interesting fauna as the seasons cycle. One minute you can be on the water's edge catching the glint of mackerel jumping in the summer sun and moments later you can be watching cinnabar moths frolic amongst the grasses. St Nicholas Church stands proud above the New Romney skyline in one direction and All Saints church in Lydd, the Cathedral on The Marsh, in another.

Rye, Hastings, Camber, New Romney, Hythe, Folkestone and Ashford. A superb selection of destinations for work, shopping and days out. You have an incredible choice. There are endless opportunities for fun, golf courses including a Links course at Littlestone, sea and fresh water fishing, an active community with a wide variety of clubs and interests plus miles of country lanes and hamlets to explore. We mustn't forget the iconic Romney Hythe and Dymchurch Light Railway and will you find all twenty-six churches that were built on Romney Marsh, visit Martello Towers and walk beside the Napoleonic Military Canal?

History abounds throughout the Marsh, from Roman remains, smugglers haunts to 'Listening Ears' and Mulberry Harbour.

This is a delightful home to live in and one that benefits from fantastic surroundings.

This home is available for viewing by appointment through Graham John Estate Agents.

**01303 474101**

Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)

[www.grahamjohn.com](http://www.grahamjohn.com)







*It's a home that feels full of light and gives a sense of space. Eaves storage adds to the convenience of life here.*

The first floor accommodation provides two wonderful double bedrooms and a smaller third room that can make an excellent study if you don't need it as a bedroom. A bathroom with separate shower cubicle (hiding behind the door) provides facilities for these rooms.





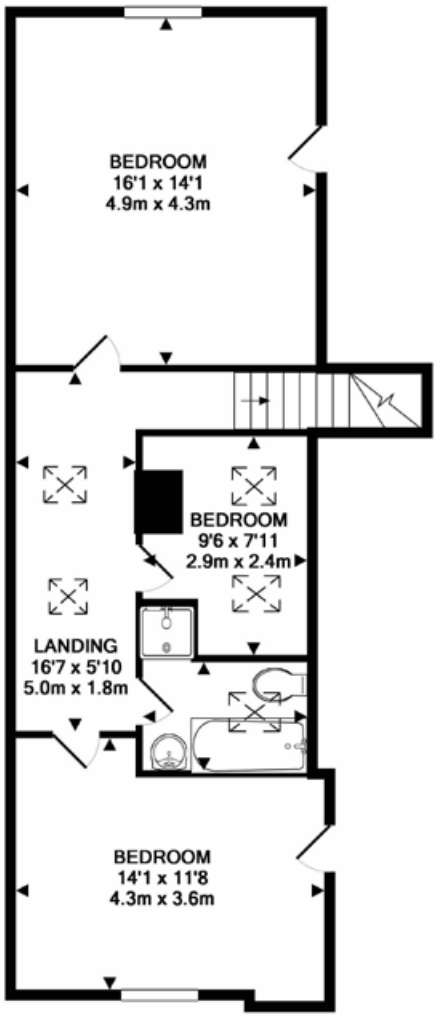
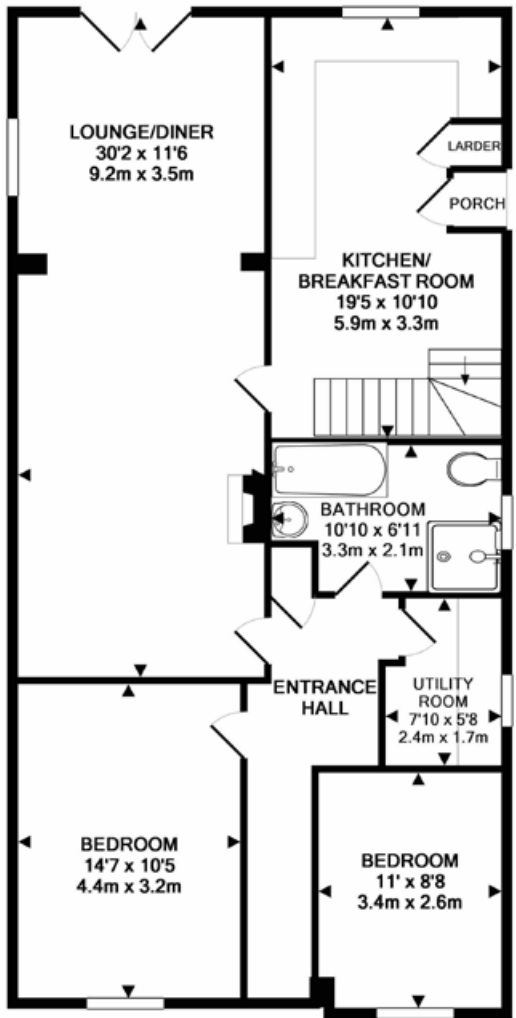
A ground floor bedroom



Super ground floor wet room



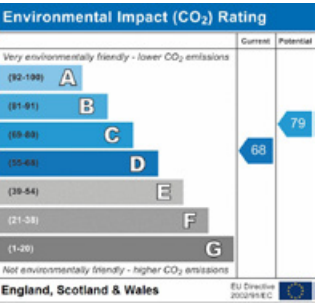
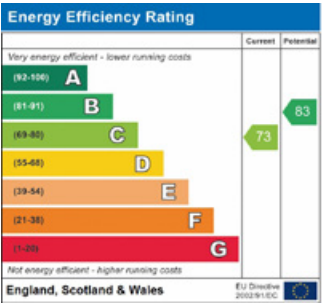
The main ground floor bedroom



TOTAL APPROX. FLOOR AREA 1633 SQ.FT. (151.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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We just love  
this garden



*The beach stretches from Greatstone to Littlestone and provides fabulous walks. From sand, to shingle and dunes it is a wonderful scene, rich with wildlife and full of opportunity for enjoyment.*

This is a home that is as much about the outdoors as it is the indoors. You can live a super life and keep yourself occupied just stepping from the house to the garden and back again. Step out from the home and suddenly new dimensions unfold. For us a huge draw to living here is

that opportunity to vary scenery. Countryside stretching out across Romney Marsh in one direction, the Romney Hythe and Dymchurch Light Railway making its way across, all within a short walk. In the other direction is the beach and who doesn't love the thought of a fun day in the sand. ■

*There's so much to enjoy in this garden, wonderful roses, space for greenhouses and compost bins, ideal for those with green fingers and it has been a brilliant family garden too.*